

**GOVERNMENT OF THE DISTRICT OF COLUMBIA  
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS  
OFFICE OF THE ZONING ADMINISTRATOR**



VIA EMAIL AND REGULAR MAIL

March 19, 2013

Carib Daniel Martin  
Manion + Martin Architects  
7307 MacArthur Blvd., Suite 216  
Bethesda, Maryland 20816

RE: 1436 Chapin Street NW  
Zoned: R-5- B  
Proposed Use: 8 Unit condominium with 4 off-street parking spaces

Dear Mr. Martin:

This letter is to follow-up on our discussion on February 11, 2013, concerning the above-referenced property, also known as Lots 831 and 838 in Square 2661. The property consists of two interior lots with frontage of 25 feet on Chapin Street, as shown on the attached survey by Snider & Associates dated January 18, 2013. The lots contain a total of 3,759 square feet of land area. The property is improved with an attached single family dwelling, located as shown on the plat. Per the official Zoning Map, the property is zoned R-5-B.

The area and bulk requirements of the R-5-B District are as follows:

Minimum lot area	None
Minimum lot width	None
Maximum percentage of lot occupancy	60%
Maximum floor area ratio	1.8
Minimum rear yard	4'/ft ht. <sup>1</sup>
Minimum side yard	None, <sup>2</sup>
Maximum building height	50 feet; no limit on number of stories

Note <sup>1</sup>: Four inches per foot of vertical distance from the mean finished grade at the middle of the rear of the structure to the highest point of the main roof or parapet wall, but not less than 15 feet.

Note <sup>2</sup>: Required under section 405.3 for structures with free-standing wall; otherwise none required, except under Sections 405.1, 405.2, and 405.6; if provided, not less than 8 feet.

You have asked me to confirm whether the proposed development proposal as depicted on the attached plans entitled New Condominium for P.T. Blooms Construction and Development dated February 11, 2013 (hereafter referred to as "the proposed development plans"), to convert an existing single family dwelling to an eight unit condominium building can be achieved as a matter-of-right under the Zoning Regulations. You also ask specific questions restated and answered herein for your reference as follows:

- 1) Party wall encroachment – You explained that the existing structure shares a party wall with the adjacent attached structure that encroaches approximately 18 inches onto the subject property. You are not proposing to demolish this wall, nor to move it, and asked me to confirm whether the area occupied by the wall would be counted towards either lot occupancy or gross floor area for the proposed development plans. Yes, the area occupied by the wall would be counted both towards lot occupancy and the gross floor area. As we discussed, this area is roughly 18 inches by 54 feet in length for a total area of approximately 81 square feet.
- 2) Parking requirements – You asked for confirmation that the number and orientation of parking spaces depicted on the proposed development plans would comply with the zoning regulations. Section 2101.1 requires a minimum of 1 space per each 2 dwelling units. As a total of eight units are proposed, a minimum of four off-street parking spaces with a minimum width of 9 feet and length of 19 feet each are required. Your proposed development plan shows a total of four spaces and as such complies with these requirements. This Office has a practice of requiring applicants providing required parking in a parallel configuration to provide a minimum of three feet between the ends of each parallel space to ensure accessibility into and out of the parking spaces. Additionally, please be advised that if more than 50% of the area devoted to parking is covered, that area would be included in the floor area calculation.
- 3) Building Height – You asked for confirmation regarding the measuring point for the building height. In the R-5-B zone you are permitted to measure height from either from the level of the curb opposite the middle of the front of the building to the highest point of the roof or parapet or from the finished grade level at the middle of the front of the building to the ceiling of the top story. As depicted on the development plans, the proposed building appears to comply with the maximum height limit. There is no limit on the number of stories in this zone.
- 4) Retention of existing foundation – You asked how much of the existing foundation must be retained in order to protect any current nonconformities. It has been the practice of this Office to require that a minimum of four feet of the existing enclosing perimeter wall coming out of the ground be retained so as to not constitute a raze which would result in the loss of any "grandfathering" of existing nonconforming side or rear yards or lot occupancy conditions.
- 5) Closed court – We did not discuss this issue during our meeting but upon further review of the proposed development plans we observed that you are proposing to create a closed court. Pursuant to Section 406.1, a minimum width of 4 inches per

foot of height of the court, but not less than 15 feet is required. The required area for a closed court is based on the following calculation: twice the square of the required width of the court dimension based on the height of the court, but not less than 350 square feet. To be certain whether the closed court complies with the zoning regulations for both width and area, we would need the minimum area and width proposed.

- 6) Subdivision required – We did not discuss this issue during our meeting but the proposed lots, 831 and 838, are tax lots. Pursuant to Section 3202.3 of DCMR 11, "... a building permit shall not be issued for the proposed erection, construction or conversion of any principal structure, of for any addition to any principal structure, unless the land for the proposed erection, construction, or conversion has been divided so that each structure will be on a separate lot of record..." After you have ordered the subdivision, the Office of the Surveyor's staff will stamp the plat indicating that you have filed for a subdivision. Please submit four copies of the DC Surveyor's plat when you file the building permit application. The subdivision is not required to be completed before the building permit is issued; however, it must be completed before we are able to approve the wall test.

Please let me know if I may be of further assistance.

Sincerely,

  
Matthew Le Grant  
Zoning Administrator

Attachments:

- 1) Snider & Associates survey of Lots 831 and 838, Square 2661
- 2) New Condominium for P.T. Blooms LLC Construction and Development Plans dated 2/11/13.